082.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,600 / 927,600
					USE VALUE:	927,600 / 927,600
					ASSESSED:	927,600 / 927,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER KEITH L
Owner 2:	
Owner 3:	
Street 1:	75 HUNNEWELL AVENUE
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02458 Type:

PREVIOUS OWNER

Owner 1:	MILLER KEITH L -
Owner 2:	-
Street 1:	75 HUNNEWELL AVENUE
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02458

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1902, having primarily Aluminum Exterior and 2417 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5316.000	518,600	3,400	405,600	927,600
Total Card	0.122	518,600	3,400	405,600	927,600
Total Parcel	0.122	518,600	3,400	405,600	927,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.78 /Parcel: 383.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51561
GIS Ref
GIS Ref
Insp Date 08/28/18

!6723!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	518,600	3400	5,316.	405,600	927,600		Year end	12/23/2021
2021	105	FV	496,600	3400	5,316.	405,600	905,600		Year End Roll	12/10/2020
2020	105	FV	496,400	3400	5,316.	405,600	905,400	905,400	Year End Roll	12/18/2019
2019	105	FV	386,900	3400	5,316.	399,800	790,100	790,100	Year End Roll	1/3/2019
2018	105	FV	386,900	3400	5,316.	307,100	697,400	697,400	Year End Roll	12/20/2017
2017	105	FV	364,700	3400	5,316.	289,700	657,800	657,800	Year End Roll	1/3/2017
2016	105	FV	364,700	3400	5,316.	266,600	634,700	634,700	Year End	1/4/2016
2015	105	FV	328,100	3400	5,316.	249,200	580,700	580,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:22:11

LAST REV

Date	Time
09/11/18	11:07:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6723

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCK BETH MARIE	31349-396		4/28/2000		395,000	No	No		
WOLF GEORGE/ETA	24943-323		10/25/1994		211,200	No	No		Y

USER DEFINED

Prior Id # 1:	51561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
2/26/2009	Measured	372	PATRIOT
7/29/2000	MLS	HC	Helen Chinal
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5316		Sq. Ft.	Site		0	70.	1.09	6									405,637						405,600	

Total AC/HA:	0.12204	Total SF/SM:	5316	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	405,637	Spl Credit		Total:	405,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	3 - Concrete		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08442283
Const Adj.:	1.02989697
Adj $ / SQ:	201.032
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704589
Depreciation:	186011
Depreciated Total:	518577

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

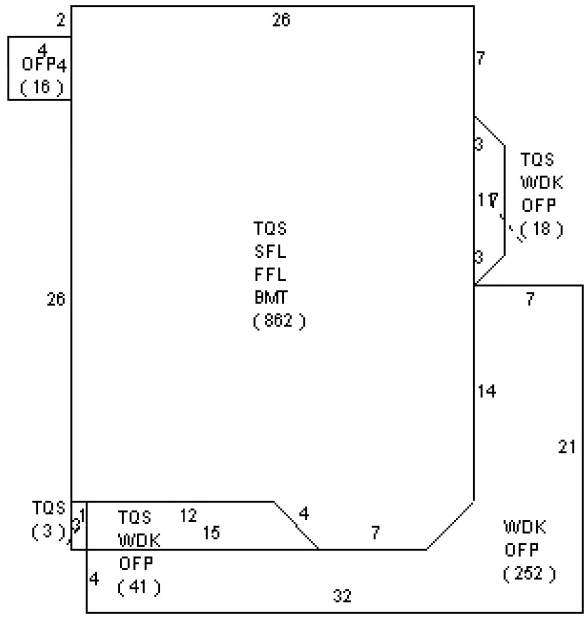
No Unit	RMS	BRS	FL
3	4	2	
Totals			
3	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	201.03
Special Features:	0	Val/Su Net:	132.40
Final Total:	518600	Val/Su SzAd	214.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	862	60.310	51,987
FFL	First Floor	862	201.030	173,289
SFL	Second Floor	862	201.030	173,289
TQS	3/4 Story	693	201.030	139,315
OFP	Open Porch	327	22.190	7,256
WDK	Deck	311	9.490	2,952

	Net Sketched Area:	3,917	Total:	548,088	
Size Ad	2417	Gross Area	4148	FinArea	2417

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

082.0-0006-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	F	FR	1900	20.08	T	50	105			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400